THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Sumner)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $545,000.00
Karen Johnson Davidson County Batch# 1437326 DEEDWARR 06/23/2026 01:21:30 PM 3 pgs Fees: $18.00 Taxes: $2,016.50 20260623-0056602	Affiant Subscribed and sworn to before me, this 18th day of June 2026. Notary Public My Commission Expires: 4/22/2029

Crystal Johnson Notary Public State of Tennessee Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Scott Roberts and Kellie Kay Korman, and Lauren Roberts 1404C Lischey Avenue, Nashville, TN 37207	New Owner 319 Laird Creek Rd. Conner, MT 59827	Tax Parcel ID No. 071 15 0 531.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN CLAY KILLGORE AND JACQUELINE R. KILLGORE, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT ROBERTS AND KELLIE KAY KORMAN, HUSBAND AND WIFE, AND LAURAN ROBERTS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of The Highland Land Co Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Clay Killgore and Jacqueline R. Killgore, husband and wife by Deed dated June 15, 2021 from Phillip N. Green and Rebecca Green, husband and wife, recorded June 17, 2021, in Instrument Number 202106170081713, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1404C Lischey Avenue, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of June 2026.

STEVEN CLAY KILLGORE

JACQUELINE R. KILLGORE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN CLAY KILLGORE AND JACQUELINE R. KILLGORE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Crystal Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/18/2026 (date of document).

Affiant Signature

6/22/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 22 day of June, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County